

Multifamily EVALUATION CHECKLIST

PROJECT: 5074 EAST DUBLIN-GRANVILLE ROAD (Z14-044)
 APPLICANT: DNC HAMILTON CROSSING, LLC; c/o AARON L. UNDERHILL, Atty.
 RFBA DISTRICT: COMMERCIAL, MULTI-FAMILY, NATURAL/RURAL CORRIDOR
 EXISTING ZONING: CPD AND LC4

EVALUATED ON: FEBRUARY 12, 2015
 REVISED:
 BY: CHRISTINE LEED

Checklist is intended to convey how the proposed development addresses the intent and criteria of the Accord plan.

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	SIZE (# OF UNITS OR SQ. FT.)	ACREAGE	PROPOSED DENSITY (DU/AC)	PERMITTED DENSITY		PARKLAND /OPEN SPACE/ GREEN AC/CIVIC SPACE	
							BASE	BONUS	PROVIDED	REQUIRED
D	CPD to L-ARLD	Commercial Multi-Family Natural/Rural Corridor	Multifamily	600 units	44.4 acres	13.5 du/ac	n/a	n/a	22.4 acres	
E	CPD & LC4 to L-AR-1	Commercial Multi-Family Natural/Rural Corridor	Multifamily	192 units	14.2 acres	13.5 du/ac	n/a	n/a	3.8 (70.8 acres previously dedicated)	
TOTAL RESIDENTIAL DEVELOPMENT				792 units	58.6 acres				26.2 acres	
TOTAL DEVELOPMENT										

EVALUATION SUMMARY		YES	PARTIAL	NO	?	COMMENTS
1.0	Key Principles	7	1			
2.0	Strategies	5	1	1		
3.0	General Development Standards	17	1		3	
4.0	District Development Standards	16	2	1	2	
TOTAL		45	5	2	5	

√ = met p = partially met ? = cannot determine (-) N/A = not applicable

1.0 KEY PRINCIPLES (NON-NEGOTIABLE)		Yes	No	Comments
1.1	Maintain aesthetic character of rural roads.	√		SR 161 identified as natural features corridor. Though not rural roads, maintaining unique character deserves special attention. Subarea D: Tree and pond preservation noted in text. Subarea E: Tree preservation noted in text in addition to added landscaping.
1.2	Use open space as an organization element.	√		Subarea D and E: Tree preservation plan noted in text.
1.3	Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	√		Subarea D and E: Development is compact.
1.4	Develop mixed uses in town and village centers.	-		
1.5	Develop diversity in housing prices and types.	√		
1.6	Create a center focus that combines civic, cultural, and recreational uses.	-		
1.7	Create an ample supply of squares, greens, parks and landscaping.	p		Subarea D: Wetland and tree preservation areas on the eastern and western portions of the site. Subarea E: Minimal open space, squares/greens.
1.8	Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	√		Parkland dedication.
1.9	Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	√		Located adjacent to future location of commercial.
1.10	Development must pay its own way.	√		Developer is aware of the city funding program.

2.0 STRATEGIES		Yes	No	Comments
2.1	Development should be compatible with the rural landscape.	-		
2.2	Higher density residential should be located adjacent to open space.	√		
2.3	Natural features should be preserved.	p		Clarification/commitments needed regarding location of stormwater management facilities in relationship to preservation areas.
2.4	Retail development should be community-based.	-		
2.5	Developers should be encouraged to mix uses and housing types where appropriate.	√		A mix of units is provided between the two subareas.
2.6	Historic and cultural resources should be protected and preserved.	-		
2.7	Scenic qualities along roadways should be maintained.	√		Subarea D and E: Tree preservation plan noted in text.
2.8	Rural character of the land along regional roads should be maintained.	√		SR 161 identified as natural features corridor. Though not rural

			roads, maintaining unique character deserves special attention. Subarea D and E: Tree preservation plan noted in text.
2.9	Density bonuses and design flexibility are encouraged to allow cluster development.	-	
2.10	Neighborhood commercial uses should be confined to the community centers or plazas.	-	
2.11	Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development. (<i>Community-wide strategy.</i>)	✓	Assumes dedicated parkland on-site. PAWG participation
2.12	Land that has direct access to the expressway should be designated for light industry, office or commercial use.		✓

3.0 GENERAL DEVELOPMENT STANDARDS		YES	NO	COMMENTS
3.1 Open Space				
3.1.1	Strategies to preserve and maximize open space.		p	Open space preservation is articulated for subarea D. Limited open space preserved for subarea E. Clarification/commitments needed regarding location of stormwater management facilities in relationship to preservation areas.
3.1.2	Maintain major stream corridors in their natural state or allow such state over time.	✓		Subarea D 4.3 acres of parkland dedication adjacent to Rocky Fork Creek
3.1.3	Construct pathways through stream corridors.	-		
3.1.4	Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.	-		Roads are not rural
3.1.5	Open space should connect with stream and rural road spaces and with each other.	✓		Open space is adjacent to stream in parkland dedication
3.1.6	Maximum lot coverage of buildings and parking lots shall not exceed 70%.	✓		
3.2 General Landscape, Screening, & Buffering				
3.2.1	Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings (of equal quantity) are more practical.	✓		
3.2.2	Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner. Mix of 2" caliper trees.	✓		
3.2.3	Landscaping within the setback along roadways should appear natural in character.	✓		
3.2.4	Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	✓		Subarea D and E: Tree preservation plan noted in text.
3.2.5	Landscape designs reviewed by registered landscape designer or architect.	?		
3.2.6	Minimum size at installation shall be 2" caliper for deciduous shade and ornamental trees and 6' high for evergreen trees. Landscaping requirements may be waived if healthy plant material within the setback area is preserved.	✓		

3.2.7 Headlight screening of parking lots should be a minimum of 4 feet high.	✓		
3.2.8 Mounding for screening purposes are usually 4' foot high having a 3:1 slope beginning at the setback line, a 5' wide crest, and sloping gently to the R.O.W. line. Mounds should be landscaped with a mix of shrubs, deciduous, evergreen, and ornamental trees.	✓		
3.3 Lighting			
3.3.1 Fully shielded, cut-off lighting used.	✓		
3.3.2 Security lighting is "motion sensor" type.	?		
3.3.3 Outdoor light poles do not exceed 30 feet.	?		Streets lights installed within or adjacent to the Hamilton Road right-of-way shall be consistent with existing street lights on portions of Hamilton Road that are located adjacent to this subarea.
3.3.4 All wiring is underground.	✓		
3.3.5 All external outdoor lighting fixtures are similar.	✓		
3.3.6 Ground mounted lighting is shielded and landscaped.	✓		
3.4 Roadways			
3.4.1 Roadways should follow the Roadway Plan.	✓		ROW is 60 feet.
3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire.	✓		
3.4.3 Size and use of streets should be consistent with Accord.	✓		

4.0B DISTRICT DEVELOPMENT STANDARDS - MIXED USE MULTI-FAMILY	YES	NO	COMMENTS
4.6 Streets			
4.6.1 There is a hierarchy of streets including collector, sub-collector, and access streets, as identified.	-		
4.6.2 Streets should be two-way with sidewalks on both sides of the street, set back 10 feet from the curbline. Street trees should be planted 30 feet on center in the grass strip between the sidewalk and the curb.	✓		
4.6.3 Sidewalks should provide access to the leisure trail system for pedestrians.	✓		
4.6.4 All power and communication utility lines should be underground.	✓		
4.6.5 Decorative street lighting should be provided.	✓		
4.7 Parking			
4.7.1 Parking for multi-family residences is encouraged to occur in rear lot garages accessible by service lanes.		✓	
4.7.2 Parking areas should be located behind buildings.	✓		
4.7.3 The parking ratio requirement of 2 spaces per unit should not be exceeded.	✓		
4.7.4 Parking areas should be well screened from public right-of-ways and open space by landscaping features and setbacks.	✓		

4.7.5	Parking areas located behind buildings should contain interior landscaping not less than five percent of the vehicular use area and be located throughout the parking area to minimize the visual impact.	✓		
4.8 Open Space				
4.8.1	Neighborhood open spaces and/or parks should be located within 1,200 feet of all residential units.	✓		
4.8.2	For multi-family residential uses, a minimum of 30% of the gross site area will be set aside as publicly accessible open spaces. This open space must be fronted on at least two sides by a public street.	p		D: The dedicated parklands only front on SR 161.
4.8.3	The natural landscape and open space should be incorporated into residential design and development.	p		Limited open space preserved for subarea E.
4.9 Site Orientation				
4.9.1	Multi-family units should front onto public open spaces and never back onto public parks or roads.		?	Subarea D: It appears that the buildings back onto the dedicated public park. Subarea E: unclear if buildings face Hamilton.
4.9.2	Establish a “build to” line for each classification of neighborhood street as follows: Arterial 50’-60’; Collector 40’-50’; Sub-Collector 30’-40’; Access 25’-30’.	?		Information not provided.
4.10 Architecture				
4.10.1	The massing and architectural detailing of each building should be simple and traditional, as consistent with other buildings in the district.	✓		
4.10.2	The maximum building height should be three stories and the minimum building height should be two stories. The maximum building height should be 45 feet and the maximum building length should be 200 feet.	✓		D: 40 feet. E: 35 feet.
4.10.3	The buildings should be pedestrian in scale.	✓		
4.10.4	Building materials should be traditional and natural in appearance, such as brick, stone, wood, and glass.	✓		
4.10.5	All building elevations should be designed in a consistent manner using high quality building materials and lighting.	✓		
4.10.6	Traditional windows should be used on all sides of the structure.	✓		
4.10.7	Sloped or pitched roofs are encouraged. Flat roofs are allowed only with highly detailed or decorative cornices.	✓		